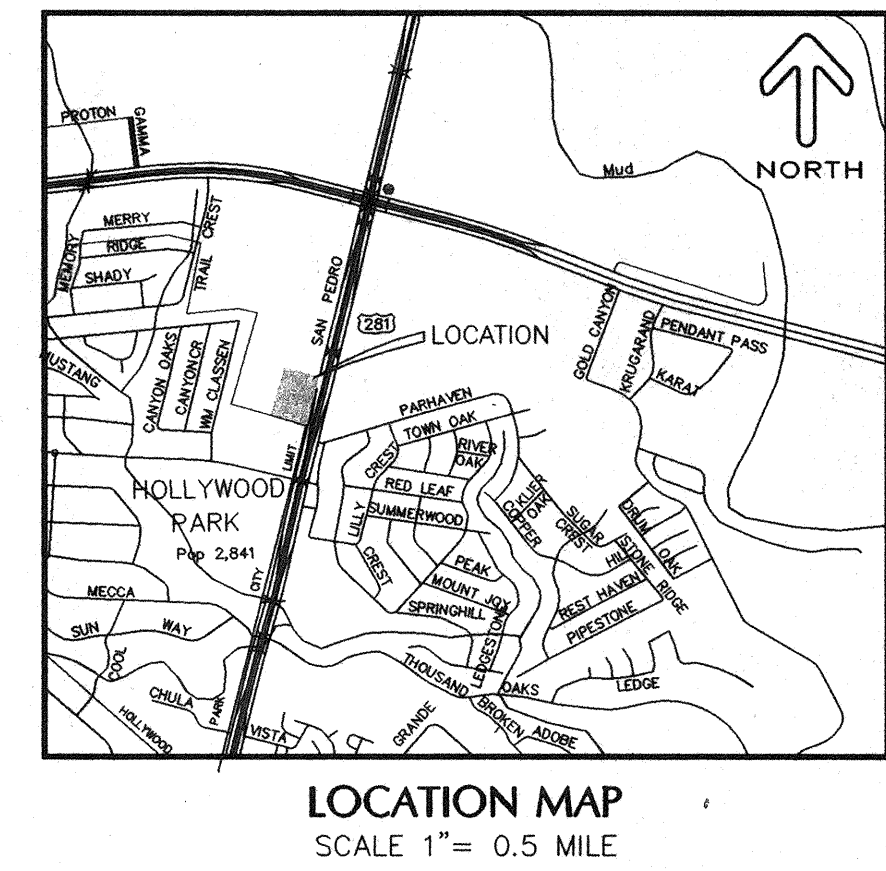

NORTH
SCALE 1"=50'



- # LEGEND
- | | |
|---|------------------------|
| ⊖ | Power Pole |
| + | Guy Wire |
| ⊙ | Telephone Manhole |
| ⊕ | Existing Fire Hydrant |
| ✕ | Existing Valve |
| ⊙ | Sanitary Sewer Manhole |
| ⊕ | Existing Trees |
-
- | | |
|-------------|-----------------------|
| —E— | Overhead Electric |
| —E—S— | Sanitary Sewer |
| —T— | Underground Telephone |
| —T— | Barbed Wire Fence |
| —L— | Chain Link Fence |
| --- | Existing Contours |
| --- | Proposed Contours |
| ---E12"W--- | Water Line |

SITE DATA	
SUBDIVISION AREA:	8.035 ACRES
LEGAL DESCRIPTION:	VOLUME 9548, PAGE 36
ZONING:	P1 (B-3) ERZD & P1 (B-1)ERZD
PROPOSED LAND USE:	COMMERCIAL AS PERMITTED WITHIN ZONING DISTRICTS
NUMBER OF PROPOSED LOTS:	
OPEN SPACE REQUIRED:	1.607 ACRES (20%)
OPEN SPACE PROVIDED:	2.812 ACRES (35%)

- EDWARDS AQUIFER RECHARGE NOTES:**
1. PROPERTY IS A CATEGORY 2 CLASSIFICATION
 2. MAXIMUM IMPERVIOUS COVER PERMITTED IS 66%
 3. A WATER POLLUTION ABATEMENT PLAN (WPAP) WAS APPROVED BY TNRCR ON JUNE 2, 2000
 4. A LETTER OF CERTIFICATION FOR THE AMENDED SITE DEVELOPMENT PLAN WILL BE APPROVED BY SAVS PRIOR TO DEVELOPMENT ACTIVITY.
 5. A SINGLE PRIVATE SEWER COLLECTION/FLTRATION STORMWATER GRAVITY BASIN IS BEING INSTALLED TO SERVE THE ENTIRE DEVELOPMENT.
 6. PUBLIC STORM DRAIN EXTENSION ARE PROPOSED TO DRAIN EACH LOT TO THE APPROVED SEDIMENTATION FILTRATION BASIN.
 7. A PUBLIC SANITARY SEWER COLLECTION SYSTEM PLAN WILL BE APPROVED BY TNRCR PRIOR TO DEVELOPMENT ACTIVITY.

- ### GENERAL NOTES:
1. TEXAS DEPARTMENT OF TRANSPORTATION WILL PERMIT 3 ACCESS POINTS TO U.S. HWY 281.
 2. PRIVATE STREET EXTENSION IS PROPOSED.
 3. NEIGHBORLY LOTS WILL BE DEVELOPED IN ACCORDANCE WITH COMMERCIAL BUILDING PERMITS.
 4. OFF STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE REQUIREMENTS.
 5. PUBLIC WATER AND SANITARY SEWER EXTENSIONS ARE PROPOSED.
 6. EXISTING PUBLIC UTILITIES ALONG U.S. HWY 281 ARE AVAILABLE TO THE DEVELOPER.
 7. DRAINAGE LOCATIONS AND CLEAR VISION AREAS WILL BE SUBJECT TO TxDOT PERMIT.
 8. THE PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN FOR FLOOD INSURANCE RATE MAP NO. 13000C0001 FOR NEW ORLEANS, TEXAS. FLOOD INFORMATION EFFECTIVE DATE FEBRUARY 19, 1995.
 9. DEVELOPMENT IS SUBJECT TO THE TREE PRESERVATION REQUIREMENTS.
 10. EROSION CONTROL AND MAINTENANCE CODES AND NON-POINT SOURCE APPROVAL WATER QUALITY BASIN (EDWARDS AQUIFER PROTECTION PLAN) ARE IN ACCORDANCE WITH THE DEED RECORDATION.
 11. A COMMON INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE LEGAL AREAS AND FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

RECEIVED
00 OCT -3 AM 11:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
City of San Antonio
Casey R. Williams 10-23-02
Date: 10-23-02

DEVELOPER:
EQUITY DEVELOPMENT CORPORATION
519 GIBSON ST.
SEAGOVILLE, TEXAS, 78159
(972) 287-2570

THE APPROVED PUD PLAN 00-017 IS AMENDED DUE TO THE REPLAT OF LOT 4 AND LOT 5. THE REPLAT, BEXAR CROSSING LOTS 6 THRU 10, CREATES 4 COMMERCIAL LOTS, 1 COMMON LOT FOR THE TNRCC APPROVED SEDIMENTATION / FILTRATION BASIN AND A PRIVATE ROAD EXTENSION. LOT 3 WILL REMAIN AS RECORDED ON BEXAR CROSSING, PLAT NO. 000183, VOLUME 9548, PAGE 38.

REVISIONS			
NO.	DESCRIPTION	DATE	REVISED BY
1	PRIVATE STREET	9/22/00	

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the words "REGISTERED" and "ENGINEER" are written vertically on the right side. The center of the seal features the text "J. L. SMITH" in a large, stylized script, with "NO. 6435" printed below it. The seal is stamped over the signature of J. L. Smith on the contract document.

EDC
TELORRIAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791

PREPARED FOR:
EQUITY
DEVELOPMENT
CORPORATION

BEXAR CROSSING
PLANNED UNIT DEVELOPMENT
AMENDED
PLANNED UNIT DEVELOPMENT PLAN
00-017 R
SAN ANTONIO, TEXAS

DESIGNED: J.E
DRAWN: B.C.
CHECKED: J.E
DATE: 8-02-00
SCALE: 1"=50'

SHEET
1
OF 1

00-017